



**Victoria Road, Portland DT5 1DG**

**welcome to**

**Victoria Road, Portland**

We are delighted to offer a well presented three bedroom semi-detached house within The Grove area of Portland. The property offers two reception rooms, modern kitchen, three bedrooms, bathroom and a beautiful south facing rear garden. This property would make an excellent first time purchase.



Entrance into the property is via a front aspect double glazed door leading into a hallway with stairs rising to the first floor and a door leads into the lounge. The lounge offers front aspect double glazed sash windows and a built in cupboard under the stairs. An opening leads through to the dining room with rear aspect double glazed patio doors leading out to the garden, side aspect internal window to the kitchen and door leads into the kitchen. The modern kitchen has a range of eye and base level units with work surfaces over, rear aspect double glazed window, integral oven with inset four ring gas hob and extractor hood over, space and plumbing for a washing machine, slim line dishwasher and space for a fridge/freezer.

The first floor offers a landing area with loft access via a hatch and doors lead to three bedrooms and a bathroom. Bedroom one has a front aspect double glazed window and a built in airing cupboard. Bedroom two offers a rear aspect double glazed window. Bedroom three offers a rear aspect double glazed window and a built in cupboard housing the boiler. The bathroom has a front aspect double glazed window, panel enclosed bath with a wall mounted power shower over, low level WC and a wash hand basin.

Outside offers a beautiful south facing rear garden with a large patio area abutting the property, the remaining garden is laid to artificial grass and a small bark play area. Gated side access and an outside tap.

The Grove area provides easy access to Portland's stunning cliff top walks. Nearby Easton offers a range of amenities including supermarket, cafes, public houses, library, churches and a health centre. From Easton there is a regular bus service into Weymouth. A drive to the north end of Portland gives access to Portland Harbour and Marina.

### **Lounge**

14' 6" Max x 11' 9" ( 4.42m Max x 3.58m )

### **Dining Room**

9' 2" x 7' 5" ( 2.79m x 2.26m )

### **Kitchen**

11' 5" x 8' 5" ( 3.48m x 2.57m )

### **Bedroom 1**

10' 5" x 10' ( 3.17m x 3.05m )

### **Bedroom 2**

9' 5" x 9' 4" ( 2.87m x 2.84m )

### **Bedroom 3**

8' 3" x 6' 4" Max ( 2.51m x 1.93m Max )

### **Bathroom**



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welcome to

## Victoria Road, Portland

- Three Bedroom Semi-Detached House
- Well Presented Throughout
- Beautiful South Facing Rear Garden
- Two Reception Rooms
- Modern Kitchen

Tenure: Freehold EPC Rating: D

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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